

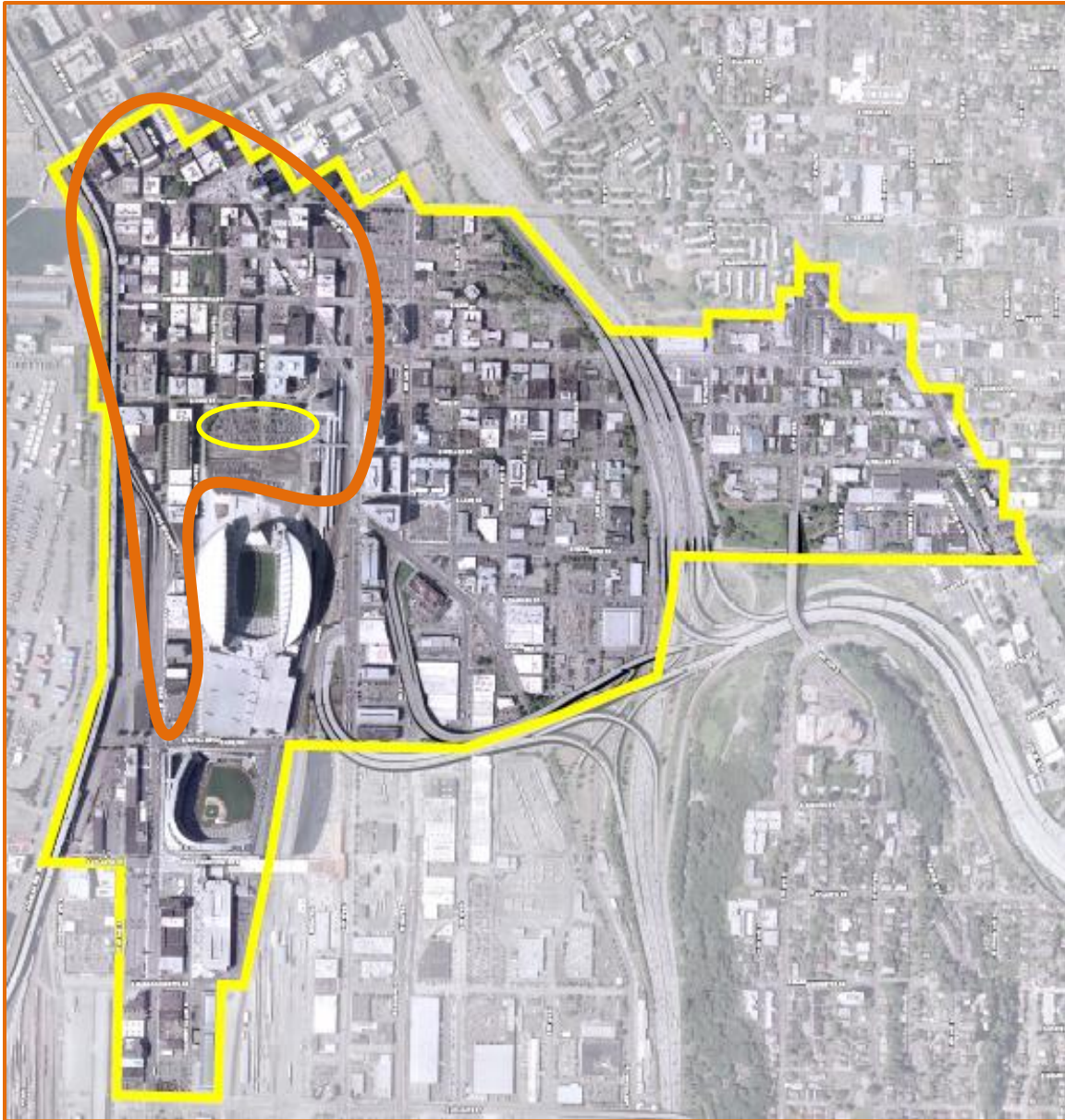
Pioneer Square

Presentation to the City Council Committee on the Built Environment

April 14, 2010

- Background information
- Overview of existing land use provisions
- Considerations for future zoning and Land Use Code amendments





Suquamish and
Duwamish Indians

settled in 1852

Great Fire of June 6,
1889

Pioneer Square-Skid
Row National Register
District designation
1970

Preservation District
established 1970

Kingdome construction
1976

Nisqually quake 2001

Pioneer Square Preservation District

National Register District –

126 historic-contributing buildings

Pioneer Square Preservation District –
Review Board process administered by
the Department of Neighborhoods

Preserve, protect, enhance the
historic character of Pioneer
Square

Return unproductive structures to
useful purposes

Variety of housing types

Improve visual and urban
relationships between existing and
future buildings

Encourage pedestrian uses



Not Historic-Contributing Properties

Per National Register of Historic Places



Historic Tide Lands, High Water Table



Residential Units



Comprehensive Plan targets to 2024

- 1,000 households

Housing Survey 2007

- 1,283 units
- Government funded rental units: 60%
- Market rate units: 21%
- Homeowner units: 19%

668 units are planned for North Lot Project

Employment

Comprehensive Plan targets

2002 to 2024

- 3,500 additional jobs

Jobs

- 14,000 in 2000
- 9,850 in 2004
- 11,600 in 2008



Neighborhood plan goals

- housing development
- develop the North Lot of the stadium property
- pedestrian linkages
- develop the parking lots on the east side of Occidental Park

“Embrace change while maintaining historic character...”

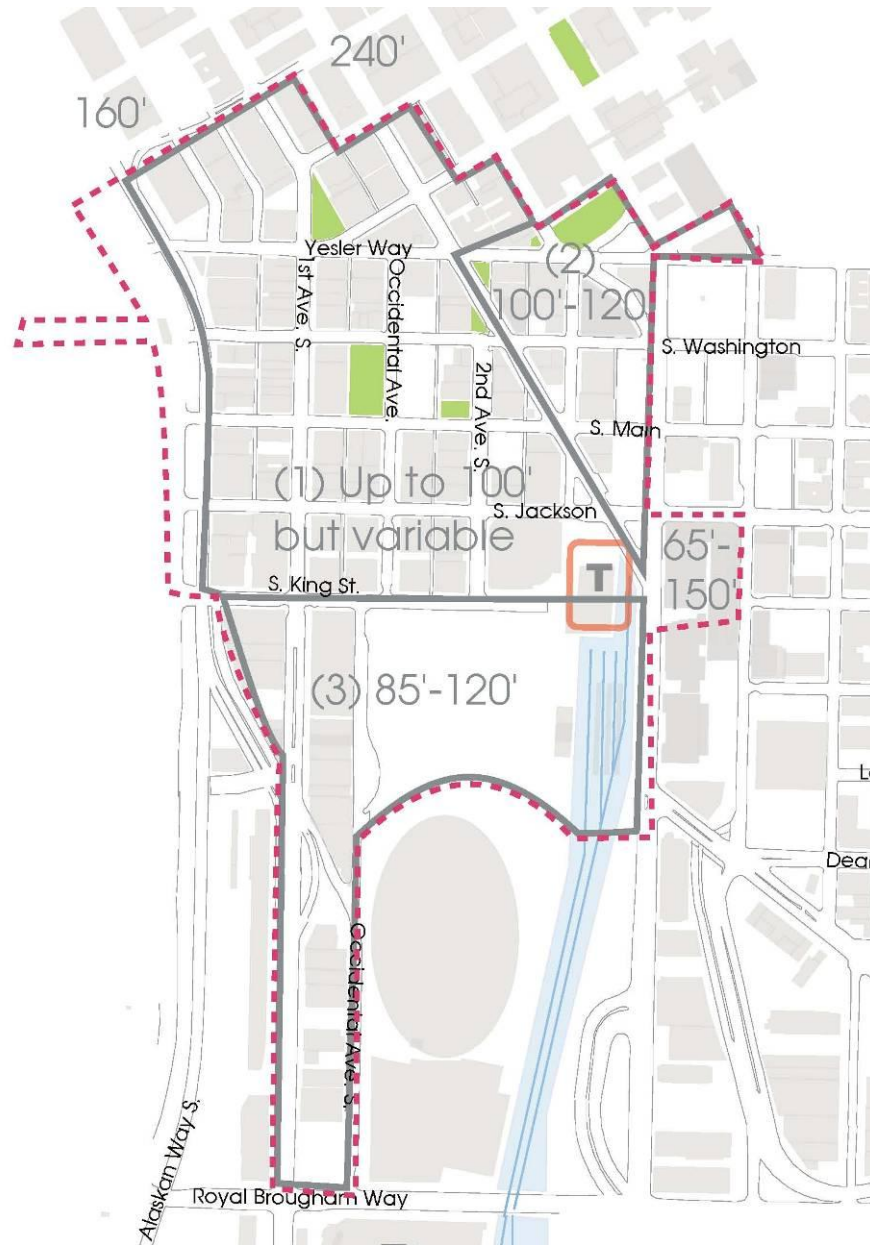


South Downtown Land Use Objectives

1. Protect historic character; programs to provide resources for rehabilitation
2. Incentives for residential density
3. Height incentives for development on vacant and under-developed non-historic parcels
4. Encourage employment density near the transit hub of King Street Station (north lot)
5. Facilitate redevelopment of the Qwest Field North Lot
6. Improve the pedestrian experience and quality of public spaces within and around Pioneer Square

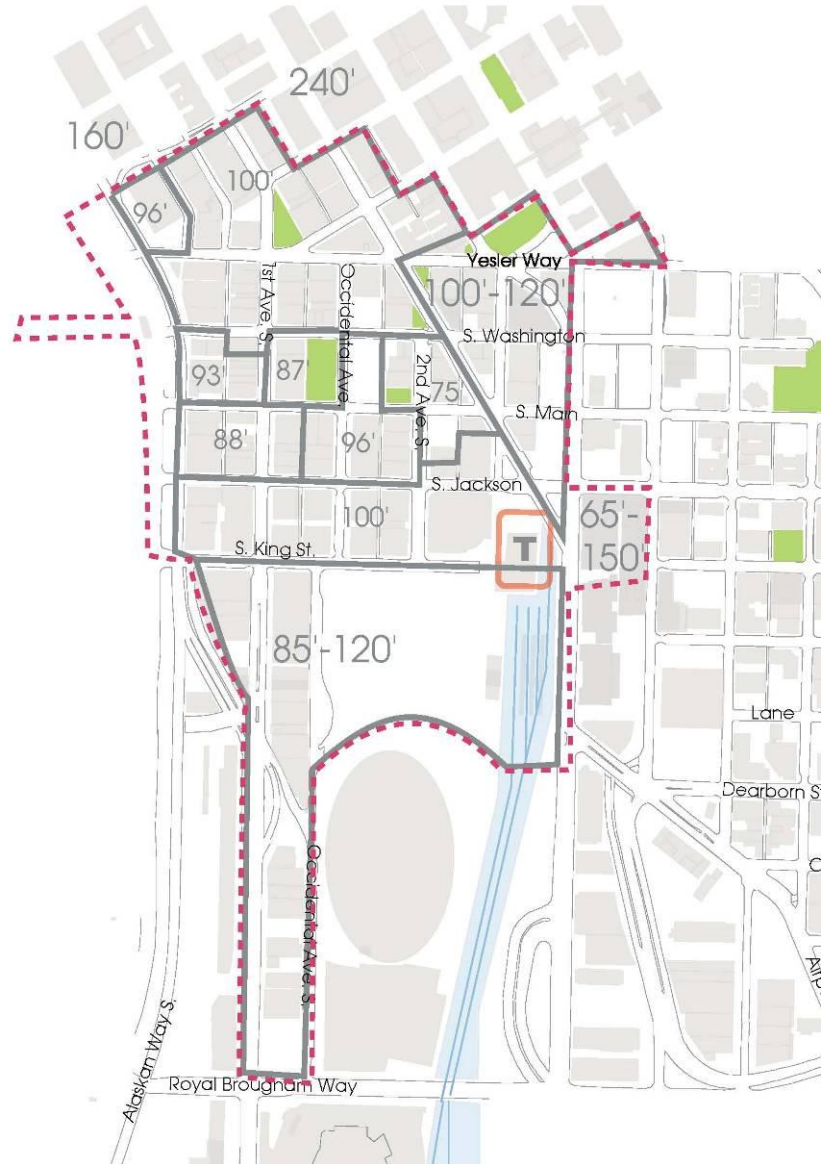


Existing Height Regulations Pioneer Square



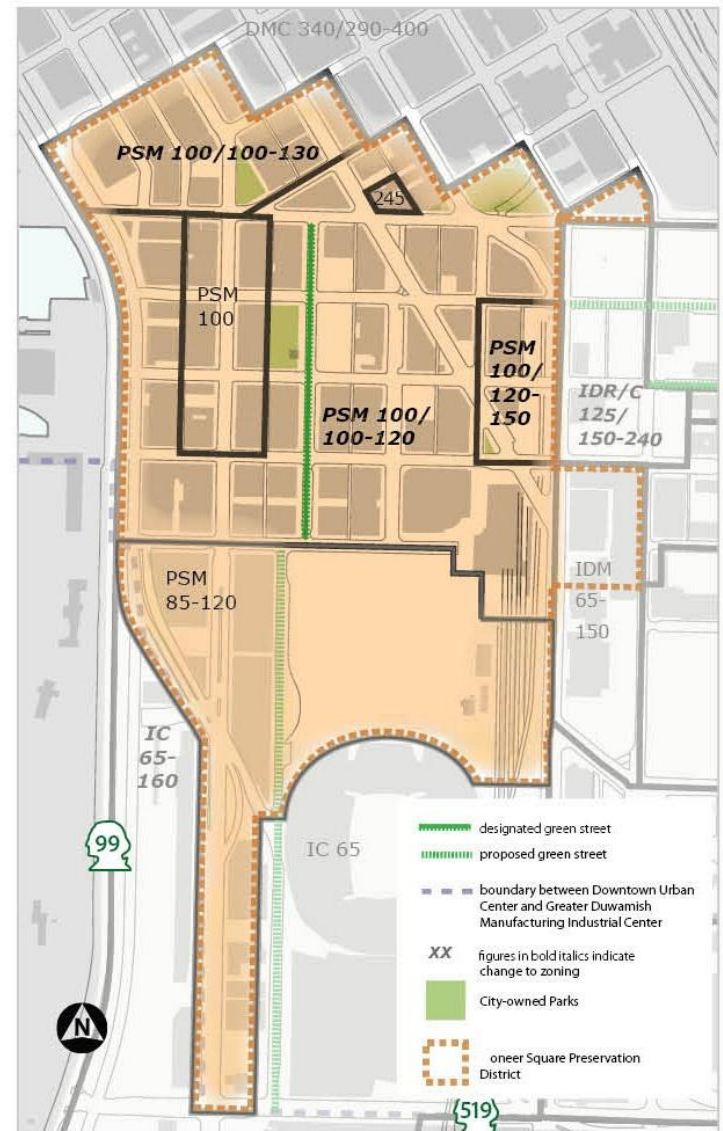
Variable Height Limits Pioneer Square

23.49.178C. In the one hundred (100) foot height district, no structure shall exceed by more than fifteen (15) feet the height of the tallest structure on the block or the adjacent block front(s), to a maximum of one hundred (100) feet.



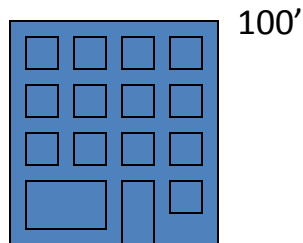
Proposed Building Height

- Central: encourage infill development of vacant & non-contributing parcels
- Edges: higher heights
- Ensure scale of development complements historic character of the area
- Balance neighborhood character with incentive for redevelopment
- Replace the variable height limit with a more consistent standard
- “Extra” floor area above base height in residential use
- LEED Silver for buildings above base (South Downtown-wide proposal)



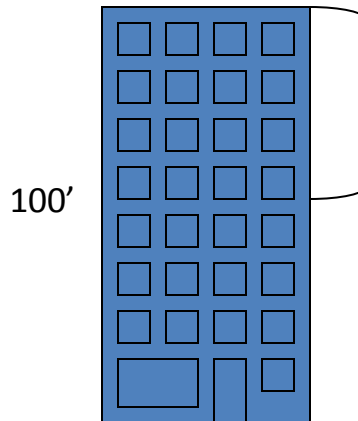
Incentive Zoning

“Base” Development Rights



“Maximum” Development Rights

through the residential incentive zoning program



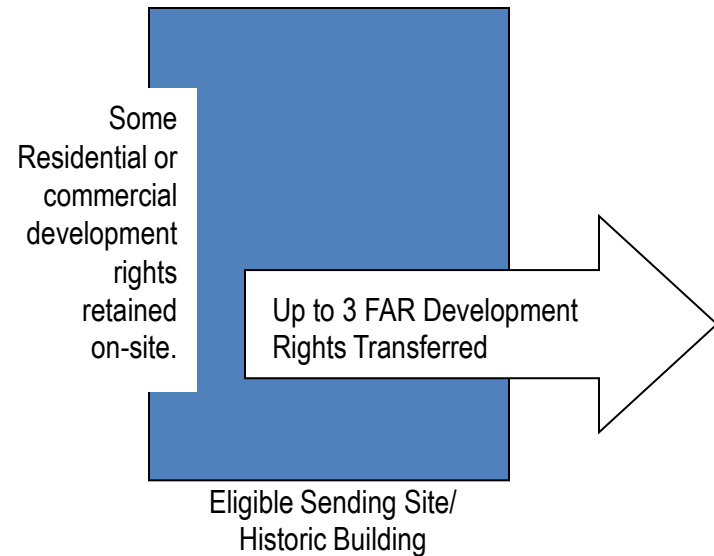
“Extra” height with provision of:

- Affordable workforce Housing bonus
- Open space
- South Downtown Historic TDP (Transfer of Development Potential)

South Downtown Historic TDR/TDP

(Transfer of Development Rights/Potential)

- Provides resources that can be used for rehabilitation of historic buildings
- “Seller” – owner of historic building
- “Purchaser” – developer who needs commercial TDR or residential TDP





Parking Lot
26,640 square feet

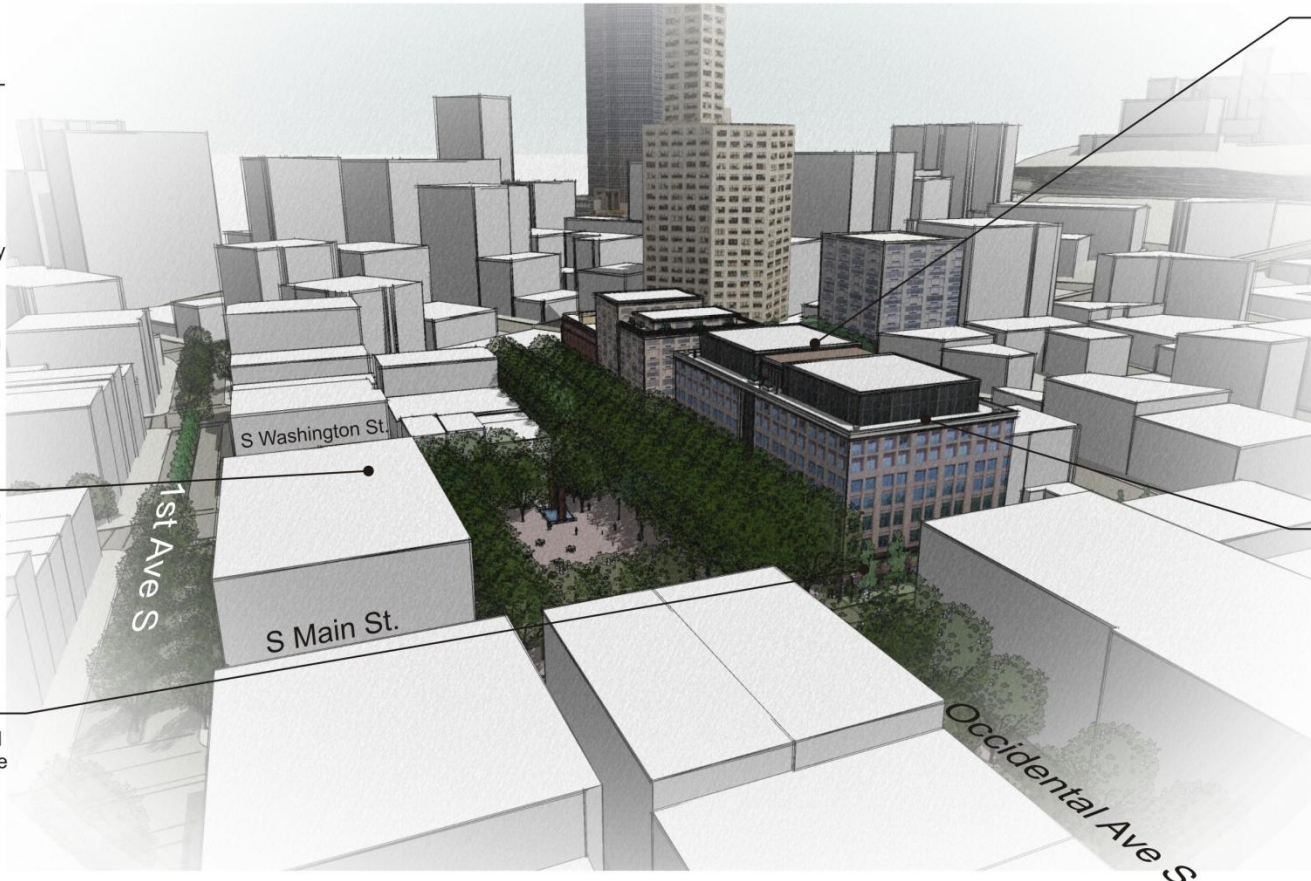
Pioneer Square - aerial view

Development projects are reviewed to ensure preservation and rehabilitation of historic and architectural features

New buildings generally constructed to the property line consistent with the existing Pioneer Square pattern of development

South Downtown Historic TDR to provide resources for rehabilitation of historic buildings

Retail and other preferred uses required at street-level to provide pedestrian activity and interest



Heights up to 120 feet with a setback at 100 feet in central Pioneer Square for buildings with residential units (100 feet maximum currently)

Building height above 100 feet gained through participation in incentive zoning programs

Building set-back required at 100 feet in central Pioneer Square to minimize shadow impacts on Occidental Park; this standard may be waived by the Pioneer Square Preservation Board.

This depiction is presented for illustration purposes only. White structures depict existing buildings

MAKERS
Salt Lake City

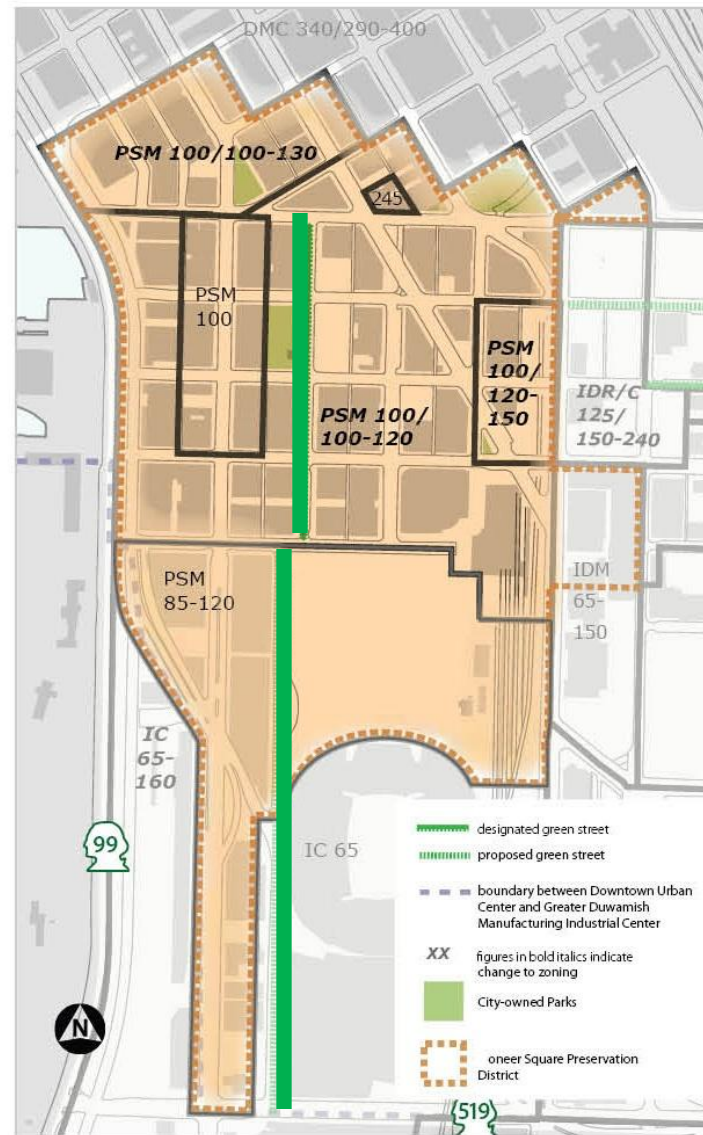
Depiction of
120' total height
with a 15' setback at 100'





Pioneer Square - Occidental Park - eye-level view

Occidental Green Street



Thank you